CVILLE PLANS TOGETHER

Steering Committee Meeting

Review of the draft Zoning Diagnostic + Approach report and the draft Inclusionary Zoning Analysis

August 29, 2022

Agenda

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1. Welcome & Introduction
2. Residential District Testing
3. Better Zoning Standards
4. ***5-minute Break***
5. Zoning for More Housing Affordability
6. Summer 2022 Engagement Activities Update
7. Next Steps

Reminder: We discussed an introduction to zoning and the Zoning Rewrite on our March 2022 call. You can find those slides here.

Ground Rules

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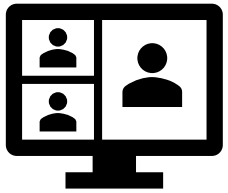

We will be working to ensure that all Steering Committee members have adequate time to speak, so we ask that you keep your comments concise. We are happy to take longer written comments and questions.

Please use the “raise hand” function to ask questions or type them in the chat box.

Please keep your phone or microphone muted when you are not speaking, to minimize background disruptions.

Please listen and express opinions, disagreements, or concerns with respect.

Please do not interrupt someone else when they are speaking.

Meeting Purpose

- The purpose of this meeting is to gather Steering Committee feedback on the draft Zoning Diagnostic + Approach report and the draft Inclusionary Zoning Analysis.
- We welcome your comments and questions today as well as through the Public Comment Period (extending through September 6).

CHARLOTTESVILLE
ZONING DIAGNOSTIC + APPROACH
Identifying issues with the current Zoning Ordinance and establishing an approach to reflect the Comprehensive Plan and ensure the new Zoning Ordinance is up to date.
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16 JUNE 2022
DRAFT FOR COMMUNITY REVIEW

Zoning Diagnostic + Approach Report

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Overview

- This draft document identifies issues with the current Zoning Ordinance and establishes a proposed approach to the zoning rewrite.
- We are not yet proposing a draft zoning map or draft zoning text.
- The Report outlines a proposed set of changes, and the purpose of the summer community comment period is to gather input on this approach before we draft the zoning map and text.

CHARLOTTESVILLE
ZONING DIAGNOSTIC + APPROACH
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16 JUNE 2022
DRAFT FOR COMMUNITY REVIEW

Report can be found at:
cvilleplanstogether.com/zoning-plan/draft-approach/

Draft Inclusionary Zoning Analysis

Overview

- This document walks through analysis and recommendations related to Inclusionary Zoning and identifies draft recommendations for incentivizing the inclusion of affordable units (less than market rate) in development or redevelopment projects.

Report and video can be found at:
cvilleplanstogether.com/zoning-plan/draft-approach/

Residential District Testing

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Future Land Use Map to Zoning

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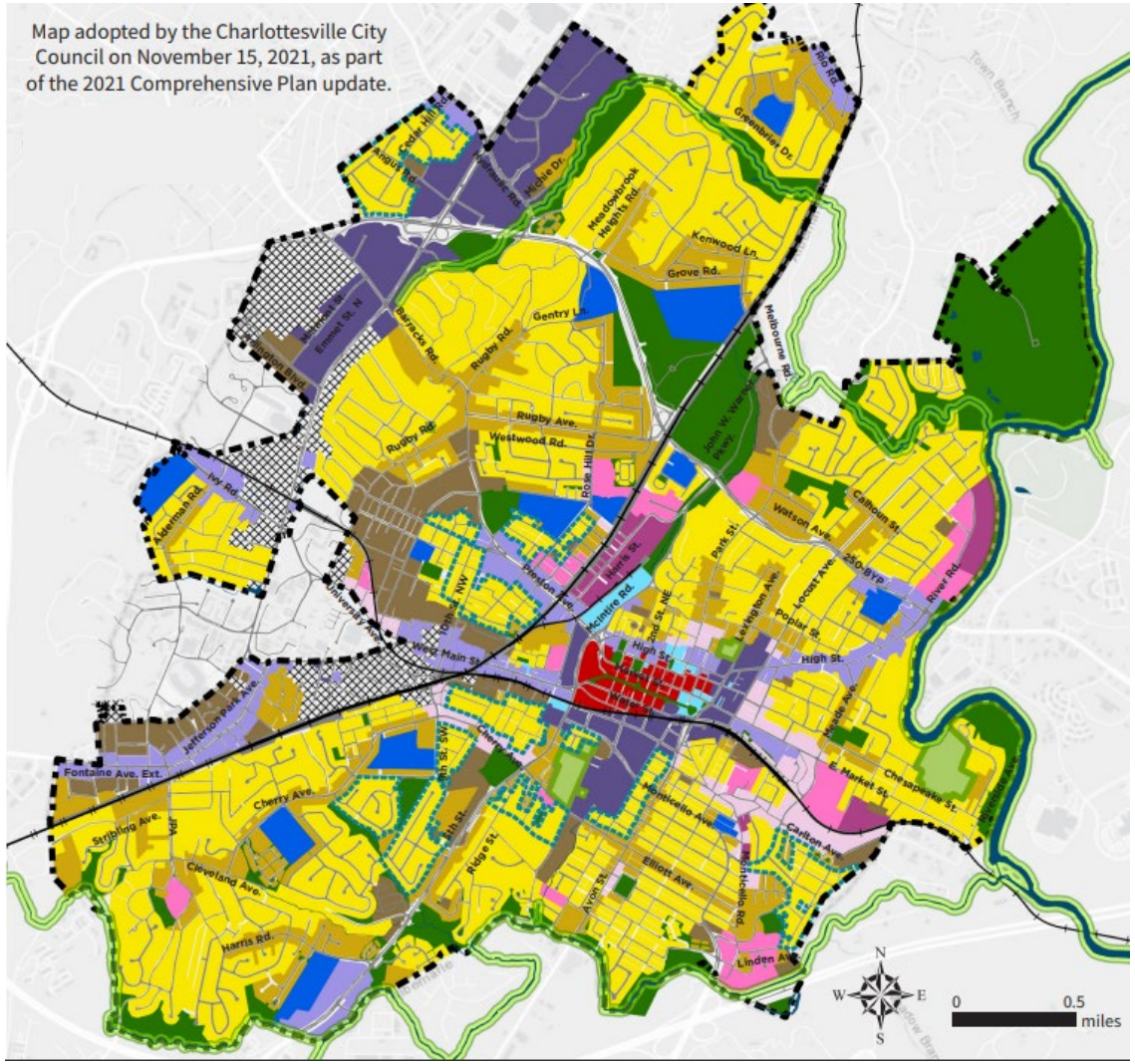
- As the new Zoning Ordinance is drafted, zoning districts and the zoning map will be **guided by the Land Use categories and Future Land Use Map** adopted in the Comprehensive Plan.
- The modeling described in the **Residential District Testing** section of the *Zoning Diagnostic + Approach* report is the **first step in crafting zoning districts** that will implement Future Land Use categories for parcels with **General Residential** and **Medium Intensity** designations.


Map adopted by the Charlottesville City Council on November 15, 2021, as part of the 2021 Comprehensive Plan update.
Rugby Rd.
Rugby Ave.
Westwood Rd.
Grove Rd.
Kenwood Ln
Meadowbrook Heights Rd.
Gentry Ln
Barracks Rd
Emmet St. N
Ivy Rd.
Alderman Rd.
University Ave.
West Main St.
Jefferson Park Ave.
Fontaine Ave. Ext.
Stribling Ave.
Cherry Ave.
Cleveland Ave.
Harris Rd.
Ridge St.
Avon St.
Elliott Ave.
Monticello Rd.
Linden Ave.
Carlton Ave.
Monticello Ave.
E. Market St.
Chesapeake St.
High St.
Poplar St.
Lexington Ave.
Locust Ave.
Park St.
Watson Ave.
Cannon St.
River Rd.
Holsbourne Rd.
Rose Hill Dr.
McIntire Rd.
Preston Pl.
Harris St.
2nd St. NE
Meade Ave.
Cherry Ave.
Fontaine Ave.
Ext.
Stribling Ave.
Cleveland Ave.
Harris Rd.
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Harris St.
2nd St. NE
Meade Ave.
Cherry Ave.
Fontaine Ave.

Residential District Testing

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- In order to **test potential zoning tools for infill residential development**, we modeled and evaluated a series of scenarios.
- **Scenarios illustrate the maximum development potential of a lot** (but not necessarily the likely development level).
- There are several physical and financial considerations which **could impact and/or limit the level of infill development**.
- The modeling process was conducted in **5 steps**, which we will walk through in the rest of this section.

Residential District Testing

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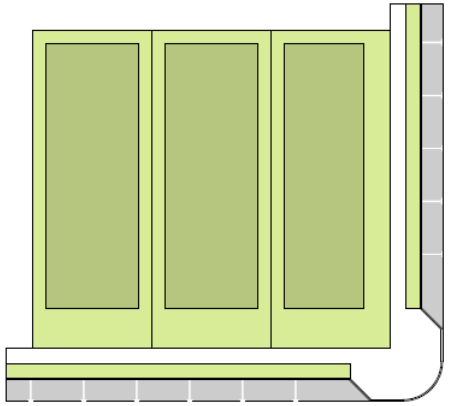
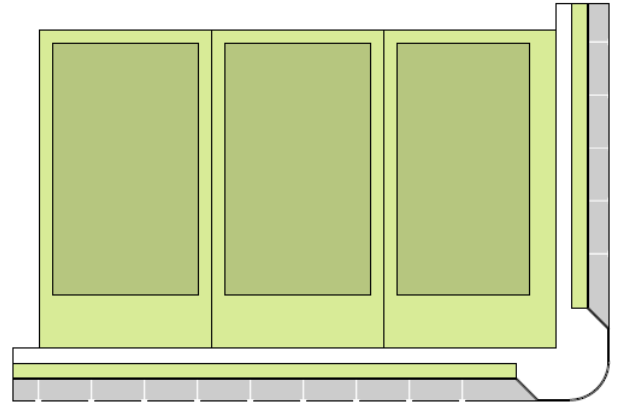
Step 1. Determine typical block patterns and lot sizes found throughout Charlottesville.



NARROW LOTS

Smallest Size:	45' x 120'
Front Street Setback:	15'
Side Street Setback:	10'
Side Setback:	5'
Rear Setback:	5'
Parking Required:	None



WIDE LOTS

Smallest Size:	65' x 120'
Front Street Setback:	20'
Side Street Setback:	10'
Side Setback:	5'
Rear Setback:	5'
Parking Required:	None

Residential District Testing

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Step 2. Define typical small-scale infill housing types and categories.

Type 1: Existing House + Additional Units or Structures

CARVE-OUT UNIT

CARRIAGE HOUSE

ATTACHED OR DETACHED COTTAGE

ACCESSORY COMMERCIAL UNIT

Type 2: House-Scale Plexes

DUPLEX + TRIPLEX

COTTAGE COURT

FOUR-PLEX (OR QUAD-PLEX)

LIVE-WORK FOUR-PLEX

Type 3: Mid-Scale Plexes

5- TO 12-UNIT APARTMENT

COURTYARD APARTMENT

Type 4: Townhouses

TYPICAL ROWHOUSE

TOWNHOUSE COURT

STACKED TOWNHOUSE (“TWO OVER TWO”)

TOWNHOUSE CLUSTER

Residential District Testing

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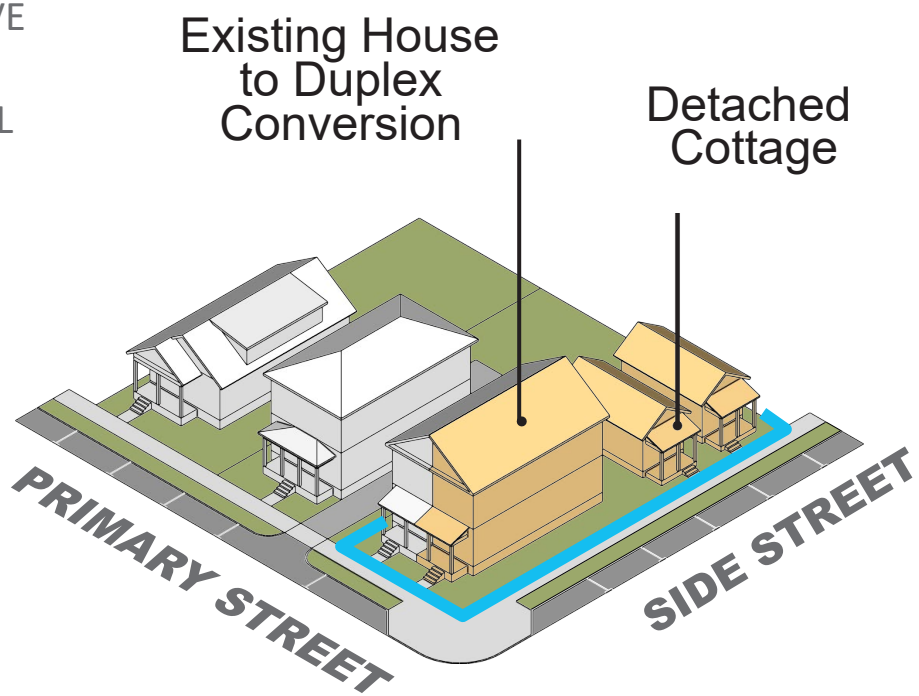
Step 3. <u>Test various housing types on typical lots</u> considering common physical constraints including lot size, setbacks, lot coverage, and parking requirements.

Step 4. Test which housing types are most likely to implement the following <u>three land use categories from the Comprehensive Plan</u>: General Residential – Sensitive Community Area, General Residential, and Medium Intensity Residential.

Checked boxes indicate the Future Land Use Map categories that apply to each scenario

- ☑ GEN. RESIDENTIAL - SENSITIVE
- ☑ GEN. RESIDENTIAL
- ☑ MED. INTENSITY RESIDENTIAL



Residential District Testing

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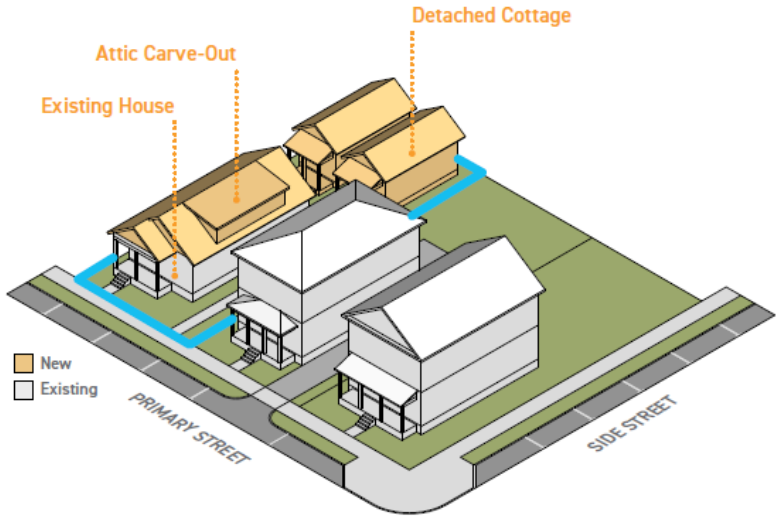
This shows a subset of the 30 testing models shown in the report.

DEVELOPMENT SCENARIOS:

NARROW SMALL LOT

A

- ☑ GENERAL RESIDENTIAL - SENSITIVE
- ☑ GENERAL RESIDENTIAL
- ☑ MEDIUM INTENSITY RESIDENTIAL



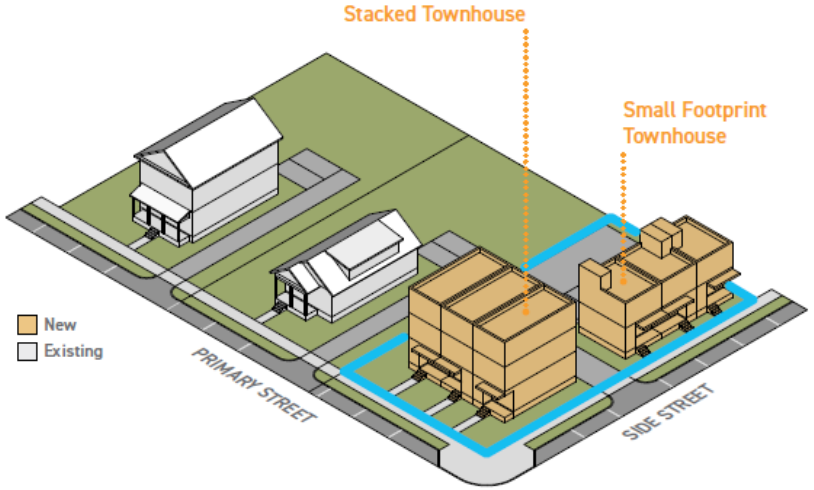
DEVELOPMENT DETAILS	
Lot size	45' x 120'
Units	1 Existing House 1 Attic Carve-Out 2 Detached Cottages
Parking	0 On-site 2 On-street
Vehicle access	None
Lot coverage	54%

DEVELOPMENT SCENARIOS:

WIDE LARGE LOT

C

- ☐ GENERAL RESIDENTIAL - SENSITIVE
- ☐ GENERAL RESIDENTIAL
- ☑ MEDIUM INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	80' x 150'
Units	3 Stacked Townhouses (Typical) 3 Stacked Townhouses (Studio) 3 Small Footprint Townhouses
Parking	7 On-site 8 On-street
Vehicle access	Side
Lot coverage	65%

Residential District Testing

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Step 5: Based on the outcomes of the development scenarios, create a set of recommendations to guide the development of revised zoning districts that implement the goals of the Comprehensive Plan.

Future Land Use Map Implementation Recommendations

- Create two separate categories of zoning districts based on building form and number of units:
  - **House-scale districts** for small-scale infill housing types that implement General Residential - Sensitive and General Residential land use categories
  - **Medium-scale districts** for moderate-scale infill housing types that implement Medium Intensity land use category
- Create variable requirements or separate districts for Sensitive Areas, with additional requirements for providing affordable units and reducing the risk of displacement

General Recommendations

- Modify existing setback requirements to better match existing development patterns and provide flexibility for infill development
- Reduce or remove parking requirements, particularly for developments providing affordable units
- Where context-sensitive development and retention of existing structures is a priority, consider the following:
  - Variable building height and building width requirements
  - Variable lot coverage and setback requirements based on lot size, with smaller lots allowing for greater lot coverage than larger lot

Questions & Discussion

Improving Zoning Standards

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Better Zoning Standards

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- In addition to housing and affordability, a variety of issues related to zoning surfaced in the preparation and adoption of the Comprehensive Plan.
- These issues fall into five areas, shown at right.

Zoning Districts

Administration

Use Provisions

Ease Of Use

Site Standards

Better Zoning Standards

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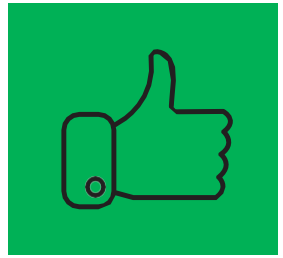
- **Existing standards are geared toward greenfield development** (development on vacant parcels), not infill development.
- It is necessary to create new zoning standards that **better accommodate infill development**.
- This will have the added advantage of **supporting local, small-scale developers** who are better equipped to build infill projects that are innovative and responsive to local contexts.

Zoning Districts

Administration

Use Provisions



Ease Of Use

Site Standards

Zoning District Recommendations

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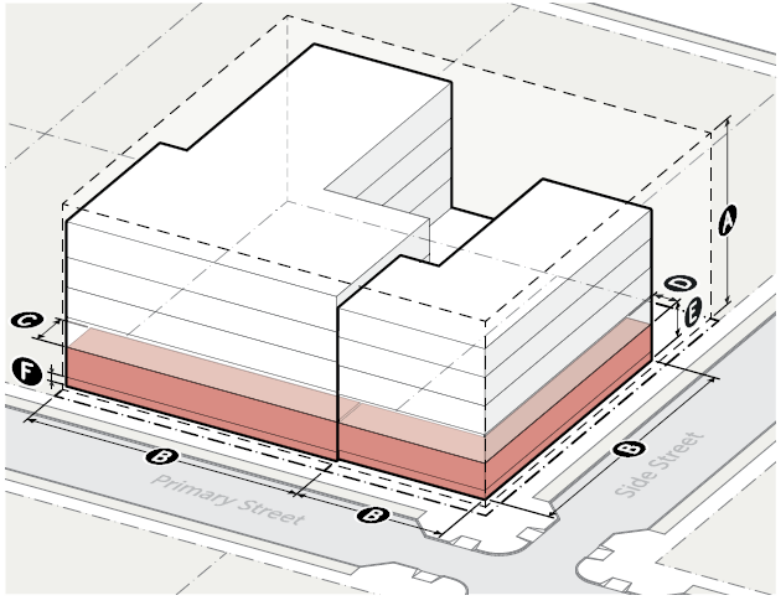
- Manage a **variety of lot sizes** with a single district
- Enhance **walkability** throughout the city
- **Refine height measurement** methods
- Encourage development on **more kinds of lots**
- **Use urban form** to control intensity
- Manage **rooftop activity**
- **Simplify** the mixed-use districts



1. **Building**	Sec. 2.10.11
A Height (max stories/feet)	5/68'
B Width (max)	275'

Example of building height requirement in stories and feet.

Zoning District Recommendations

CVILLE PLANS TOGETHER

- Manage a **variety of lot sizes** with a single district
- Enhance **walkability** throughout the city
- **Refine height measurement** methods
- Encourage development on **more kinds of lots**
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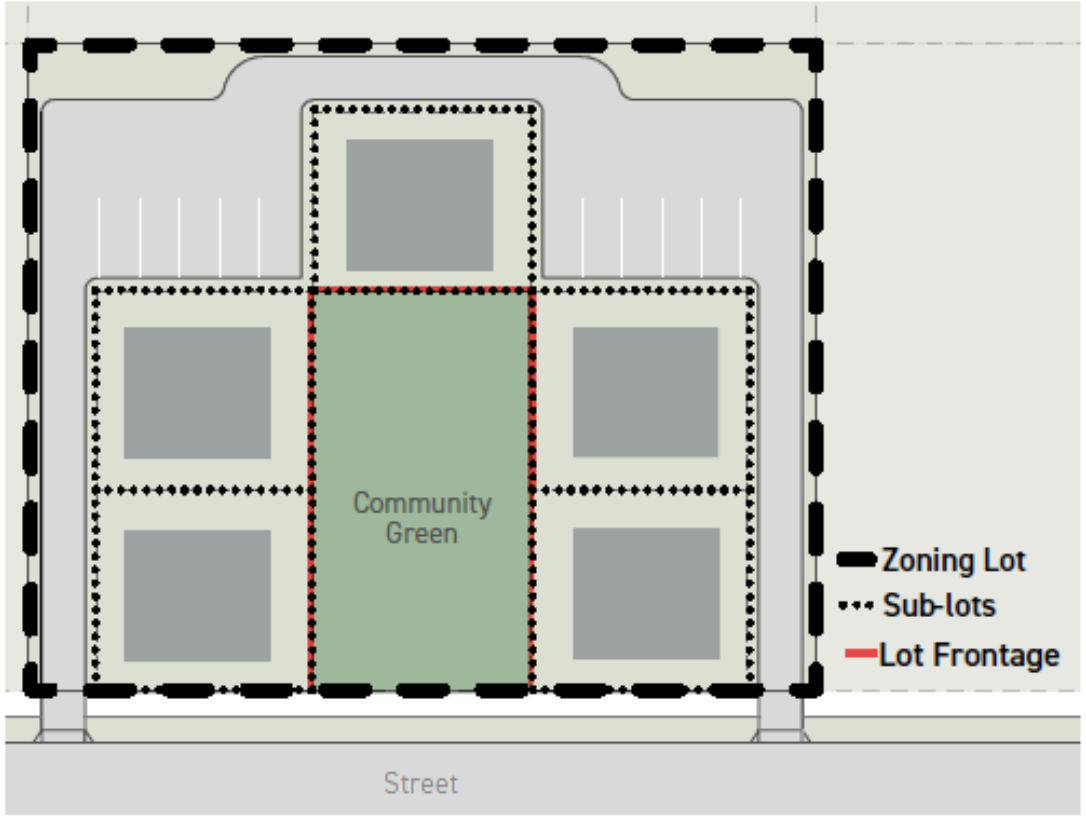

Example of lots fronting on a community green.

Use Provision Recommendations

CVILLE PLANS TOGETHER

- Manage use based on impact
- Separate uses from form
- Use “Household” and “Unit,” not “Family”
- Eliminate the term “provisional Use”
- Modernize allowed uses
- Consolidate uses

EXAMPLE

A neighborhood bakery receives its deliveries via box truck, while a commercial bakery may receive deliveries and ship products by trailer truck, which is far more disruptive to the surrounding area. Managing the scale of uses allows for a broader variety of uses near neighborhoods, provided their maximum size is managed.

Use Provision Recommendations

CVILLE PLANS TOGETHER

- Manage use based on impact
- Separate uses from form
- Use “Household” and “Unit,” not “Family”
- Eliminate the term “provisional Use”
- Modernize allowed uses
- Consolidate uses

Accessory Commercial Unit (ACU) in St. Paul MN

Site Standard Recommendations

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- Support more housing in the city
- Support public space and mobility
- Enable flexible Historic and Conservation Districts
- Keep existing structures
- Address environmental issues
- Align with alternative energy/building code needs
- Clarify subdivision requirements vs. site plan requirements to ensure the same outcome

A primary home with an Accessory Dwelling Unit in back in Portland, OR (Source: AccessoryDwellings.org)

Administration Recommendations

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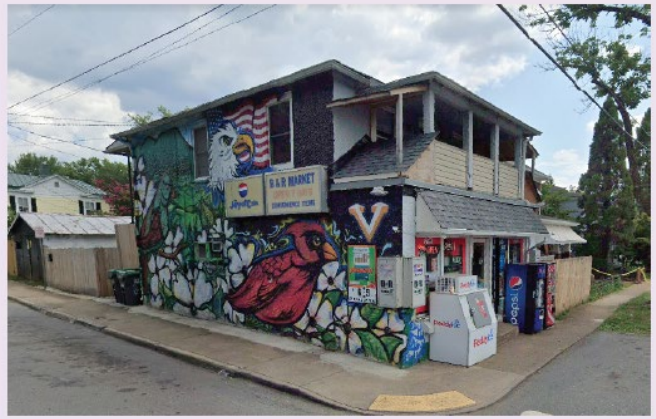
- Allow more development “by-right”
- Streamline map amendments within Future Land Use Map categories
- Review criteria for approval
- Reset review thresholds
- Separate authority from individual processes
- Update Zoning Code to match recent case law and statutes
- Limit discretionary processes
- Update and improve nonconforming use options
- Clarify the various “site plans”
- Incorporate existing zoning determinations



Examples of nonconforming commercial uses in Charlottesville: B&R Market on Avon and Fry’s Spring Beach Club

Ease of Use Recommendations

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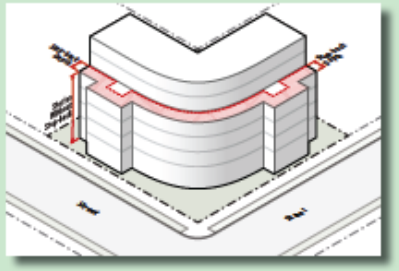
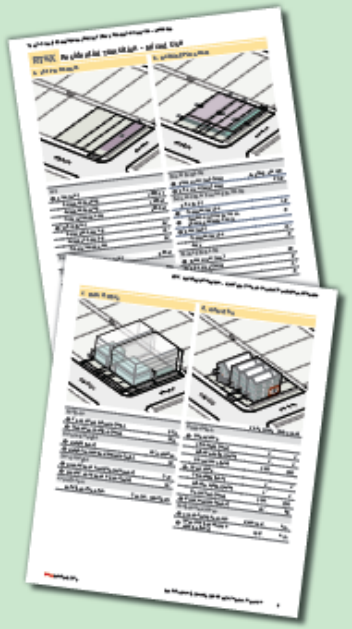
- Use more illustrations and enhance the layout
- Enable digital features
- Update definitions
- Use a “Plain English” drafting style
- Lay out an intuitive outline
- Be consistent
- Add rules of interpretation



Example illustrations from Zoning Ordinances



Examples of modern zoning pages

Questions & Discussion

5-Minute Break

Zoning for More Housing Affordability

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Zoning for More Housing Affordability

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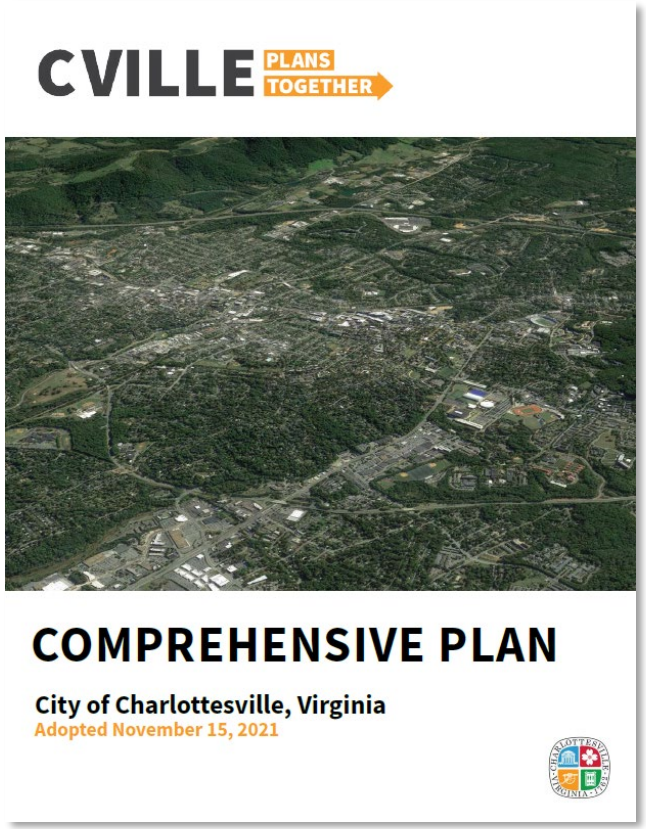
- Charlottesville has **significant housing challenges**, and recent plans identified several potential affordability strategies related to land use, in addition to many non-land use strategies.



Zoning Tools for Affordability

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- Various zoning tools, such as inclusionary zoning, are being evaluated by the consultant team to **support the City's housing affordability goals**.

CURRENT ZONING TOOLS FOR INCREASING HOUSING AFFORDABILITY

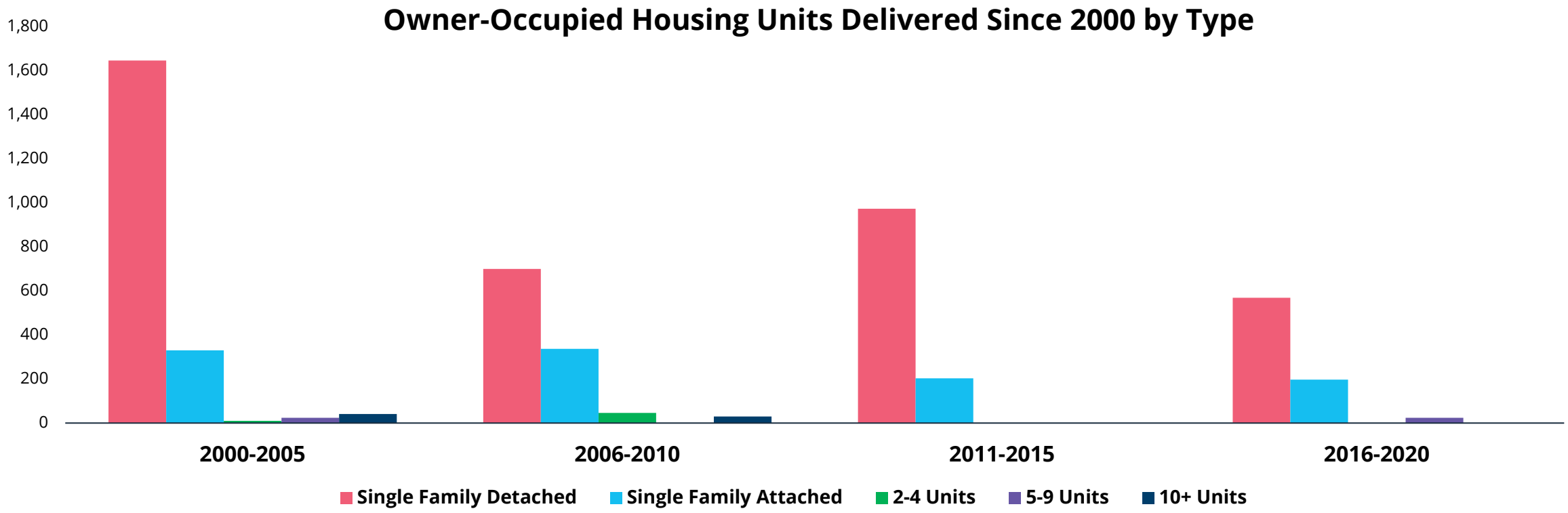
1. **Proffers** offered during rezoning process
2. **Conditions** attached to special use permits (SUPs)

NEW ZONING TOOLS FOR INCREASING HOUSING AFFORDABILITY

1. Allow more units on **every lot** zoned for only a single unit today
2. Allow **more rental and ownership** options
3. Identify and create **zoning incentives** for increasing affordability
4. Adopt an **inclusionary zoning policy**
5. Create a **toolkit to avoid displacing at-risk communities**

Little “Missing Middle” Being Built

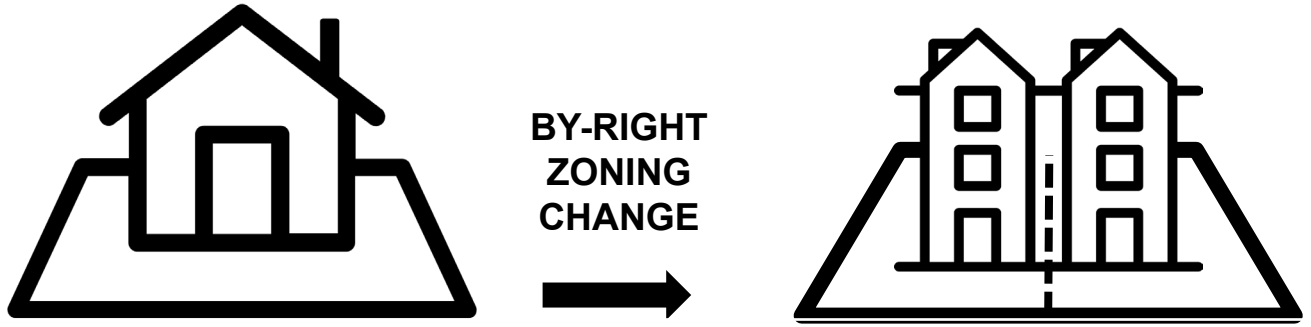
Since 2000, most of the owner-occupied housing stock delivered in Charlottesville has been comprised of single-family detached products, with limited new “missing-middle” housing offerings.



Source: HR&A analysis of PUMS Microdata; ACS PUMS 5-Year Survey (2020)

Homeownership Opportunities

If lots zoned for only a single unit today can be redeveloped or renovated for additional units by-right city-wide, it will have the effect of **creating affordable homeownership opportunities that are more affordable and do not rely on subsidy.**



	Single-Family Detached	Infill Townhouse
Cost to Purchase	$600K	$375-450K
Minimum Household Income	$140,000+	$85,000-100,000
Household AMI Level	120%+ AMI	80-90% AMI
Monthly Mortgage[1]	$4,000+	$2,400-2,700

[1] The mortgage payment includes, principal interest, insurance and taxes. It assumes a 10% down payment, and an interest rate of 6%
Sources: CoStar, HUD Income Limits, Developer Interviews, Zillow, Freddie Mac Private Mortgage Market Survey

Area Median Income (AMI) information can be found in the Appendix (page 52)

Mitigating Displacement

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Zoning Strategies for Reducing Displacement in Sensitive Community Areas

Allow Fewer Units Than Other Locations: Can help to reduce the redevelopment pressure, but must be balanced with the desire of existing property owners to benefit from the sale or redevelopment of their land.

Support Retention and Remodeling of Existing Structures: Require or incentivize the retention and remodeling of the existing unit on the site at the same time new units are introduced.

Support the City's "Right of First Refusal" to Purchase For-sale Properties: If a local property owner is selling units that are affordable but unrestricted, the City, or its designee, could have a right to acquire those units at fair market value.

- Zoning is just one tool to address potential displacement.
- The Affordable Housing Plan describes a variety of additional strategies, including continuation of the City's tax abatement program.

What is Inclusionary Zoning (IZ)?

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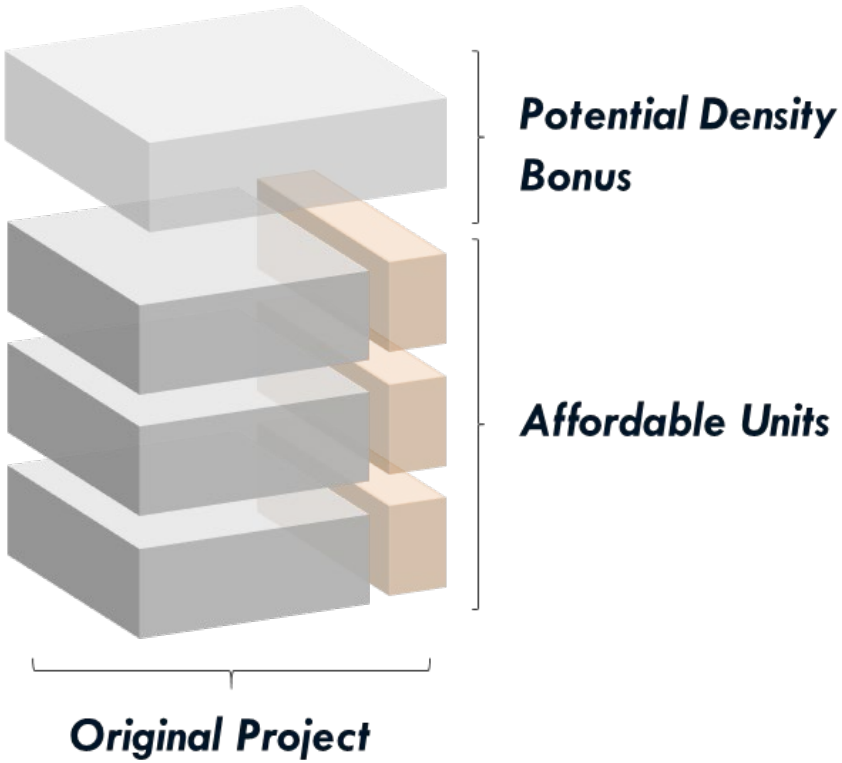
- The goal of an inclusionary zoning policy is to support Charlottesville's housing needs through the creation of affordable housing **that the housing market would not otherwise build**.



- Inclusionary zoning policies **incentivize** developers to include affordable homes in market-rate developments, often in exchange for bonus density or tax abatements.
- Rents for affordable homes are set relative to the **Area Median Income (AMI)**, the household income for the median household in a region.

IZ Program Design Goals

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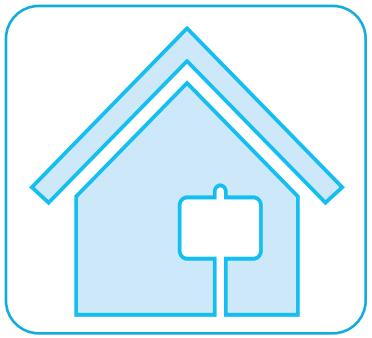
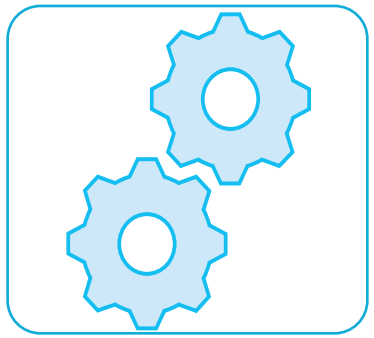


Ensure the program aligns with **local real estate market conditions**.

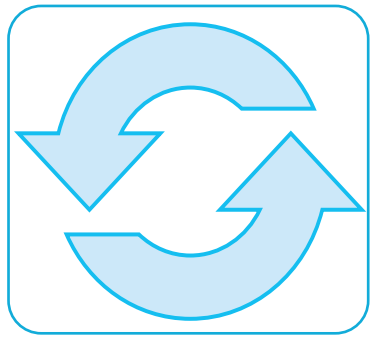


Seek the **greatest level of affordability** that is market-viable.

Conduct a financial analysis to **understand the impact of requirements and the toolkit of incentives** that can be used to offset that impact.

Consider and **balance** the required affordability, incentives to offset developer costs, and the City's administrative needs and processes.

Create a program that **aligns with fair housing principles and is equitable** in allocating the new or additional affordable housing units for qualified households.



Ensure units are affordable as long as possible or in perpetuity, so that we are always adding to the affordable housing supply, not replacing lost affordable units.

Future Land Use Map

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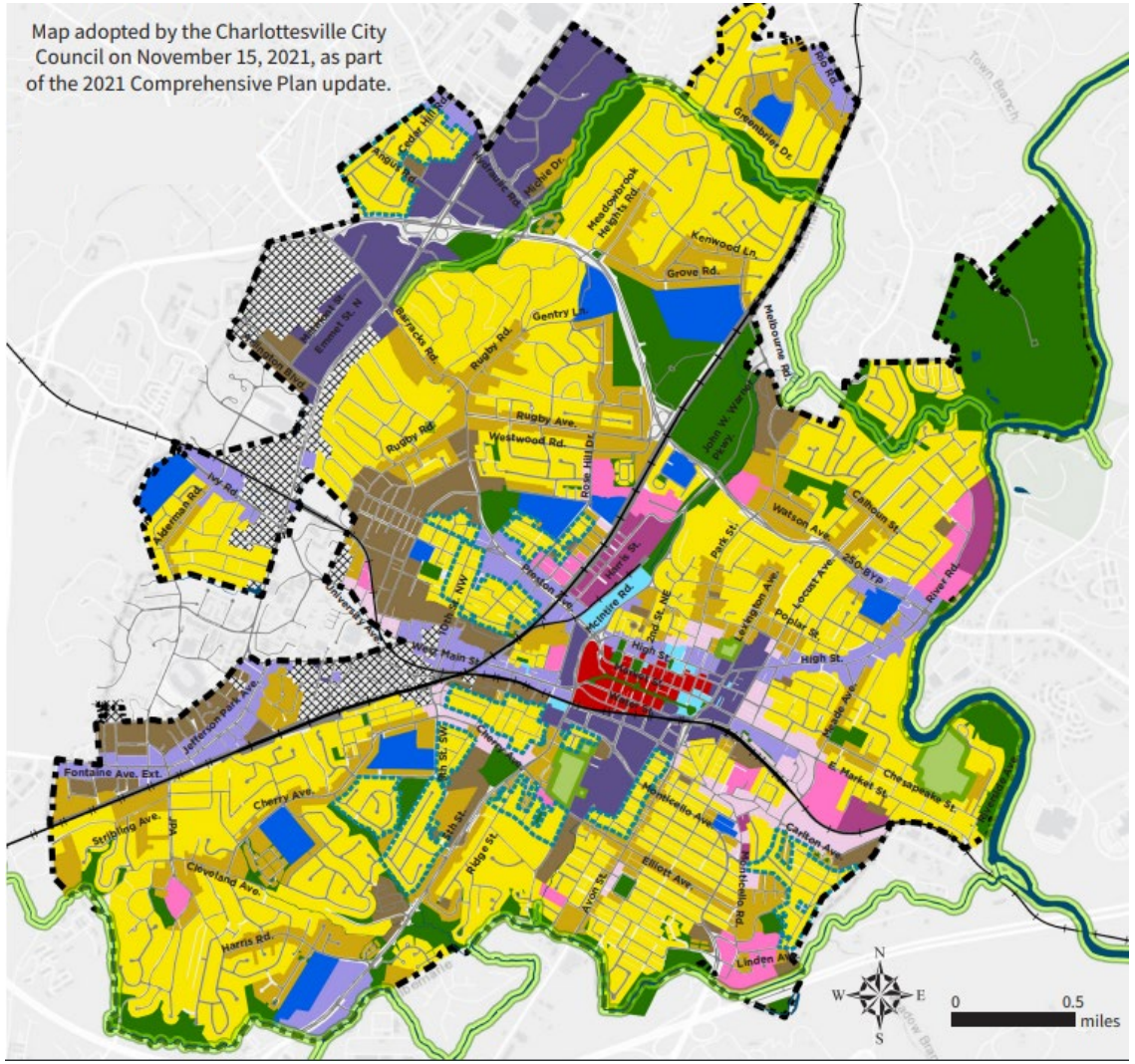
The team's inclusionary zoning analysis incorporates the City's Future Land Use Map (FLUM).



City of Charlottesville Future Land Use Map	
RESIDENTIAL *Limited commercial uses allowed in all residential districts, to be further described in the Zoning Ordinance. Zoning tools will regulate affordability and maximum allowable development for all categories and will consider demolition disincentives, as feasible.*	
Description	
	General Residential: Allow for additional housing choice within existing residential neighborhoods throughout the city.
	Medium Intensity Residential: Increase opportunities for housing development including affordable housing, along neighborhoods corridors, near community amenities, employment centers, and in neighborhoods that are traditionally less affordable.
	Higher-Intensity Residential: Provide opportunities for higher density, multi-family focused development. Incentivize affordability and increased intensity to meet Affordable Housing Plan goals.

Click here to view the full Future Land Use Map (FLUM)

Residential Land Use Types

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GENERAL RESIDENTIAL

Single-Family Detached Home

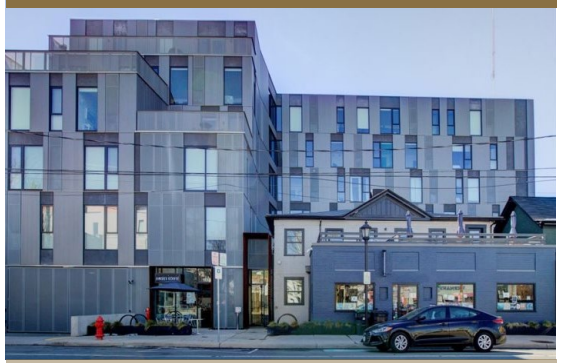
- **Form:** Compatible with surrounding 'house'-sized structures
- **Height:** Up to 3.5 stories; typically 2-2.5 stories
- **Uses:** Up to 3-unit buildings and ADUs; 4th unit allowed if existing structure is maintained
- **Bonus:** Allows for additional units and heights if affordable units included

MEDIUM INTENSITY RESIDENTIAL

Burnet Commons, Charlottesville

- **Form:** Compatible with surrounding 'house'-sized structures
- **Height:** Up to 4.5 stories; typically 3 stories
- **Uses:** 4– to 12-unit buildings (cottage courts, townhomes); 1-unit per lot
- **Bonus:** Allows for additional units and heights if affordable units included

HIGHER INTENSITY RESIDENTIAL



600 West Main, Charlottesville

- **Form:** Compatible with existing residential and neighborhood context; highest building heights.
- **Height:** Up to 5 stories
- **Uses:** 13-unit buildings or more
- **Bonus:** Allows for additional units and heights if affordable units included

IZ Analysis and Recommendations

CVILLE PLANS TOGETHER

- Split into two parts:
  - Higher Intensity Residential areas
  - General Residential and Medium Intensity Areas

Higher Intensity Residential Areas

CVILLE PLANS TOGETHER

Using four development typologies, the team modeled the feasibility of inclusionary zoning in Higher Intensity Residential areas.

HIGHER INTENSITY RESIDENTIAL

Mid-Rise New Construction (rental)

10th & Dairy, Charlottesville

Low-Rise New Construction (rental)

Sunrise Apartments, Charlottesville

Townhome New Construction (for-sale)

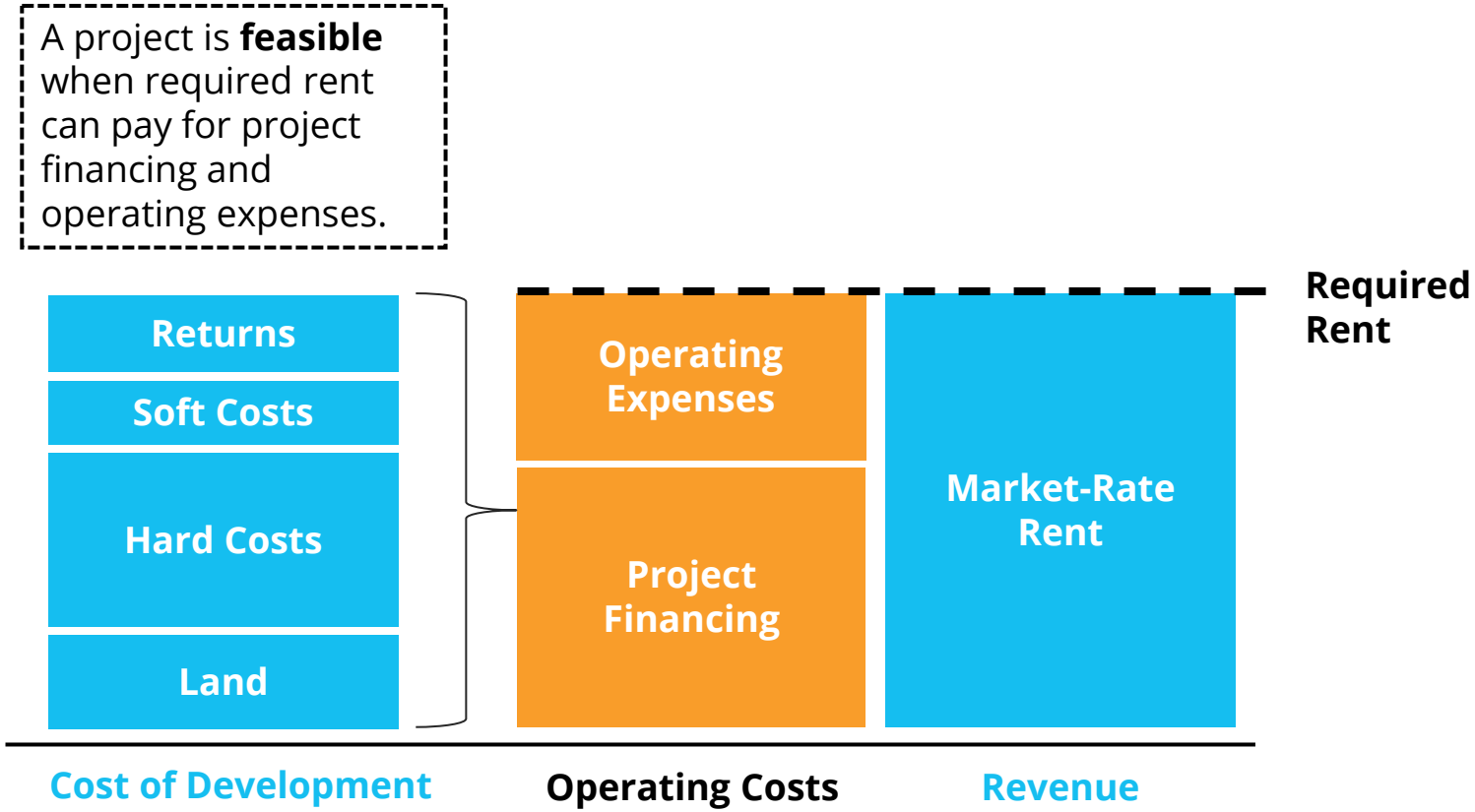
Belmont Station, Charlottesville

Low-Rise Rehab (rental)

One Hundred Avon, Charlottesville

Financial Feasibility Analysis

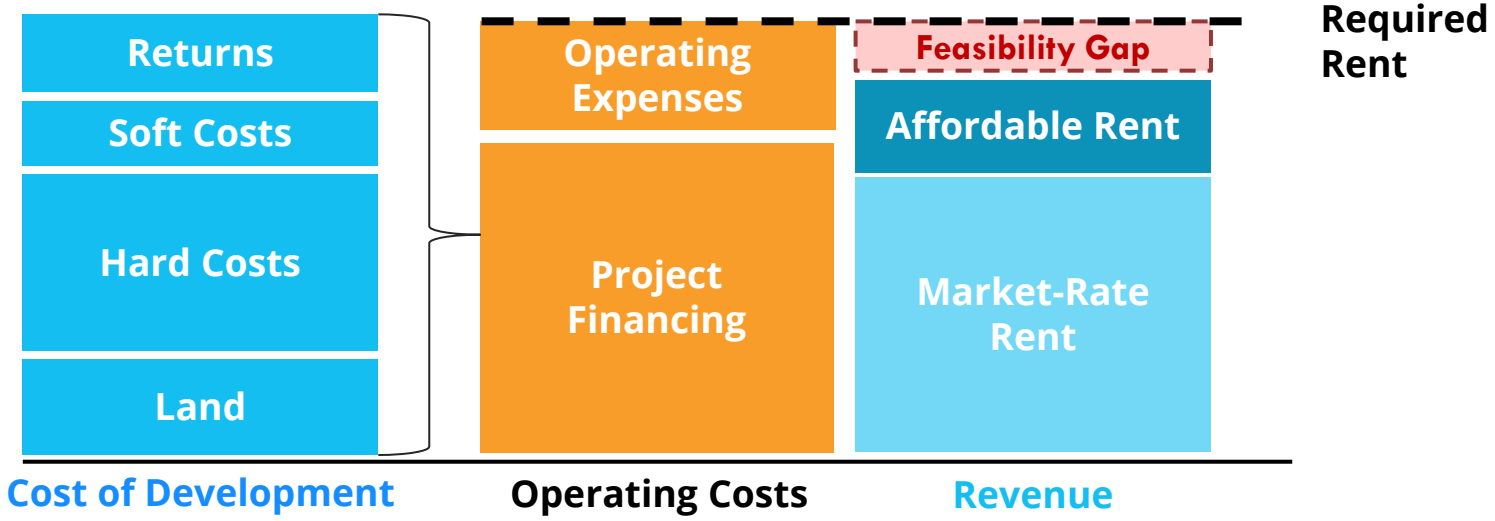
The feasibility model evaluates an inclusionary zoning policy to ensure that reductions in revenue for property owners can be offset by incentives or other project value for the property owners.



Financial Feasibility Analysis

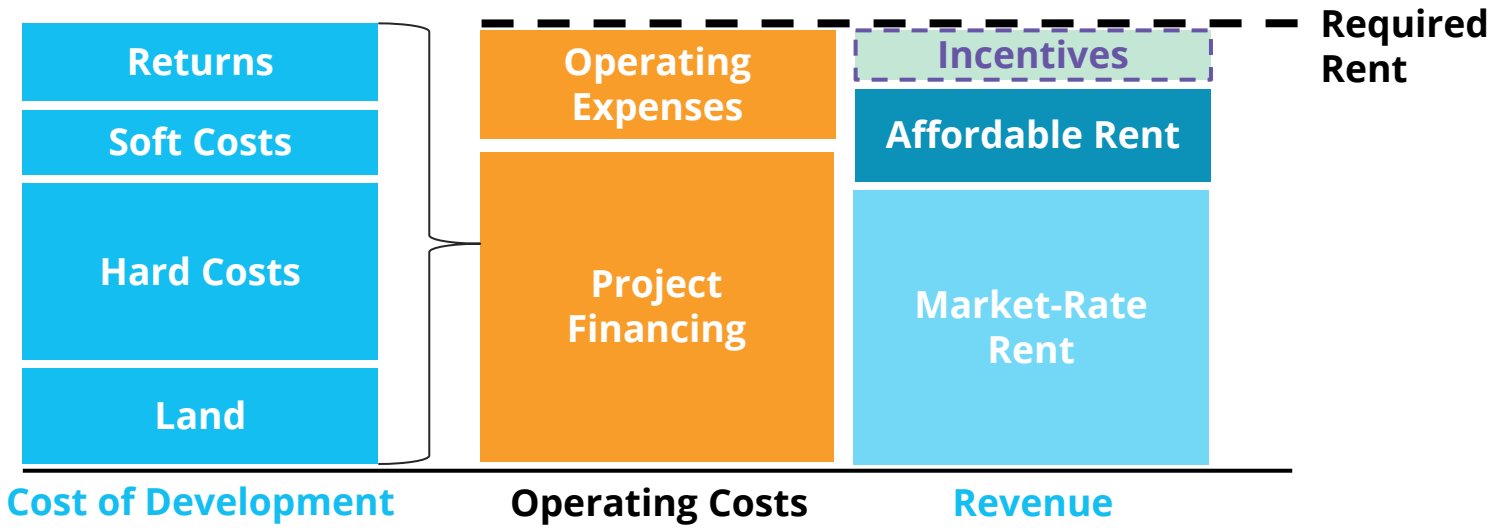
With inclusionary zoning, there is a **gap** between affordable rents and those required to keep a project feasible.

In the case of a **feasibility gap,** projects will not be feasible as the project will not be able to meet financing obligations



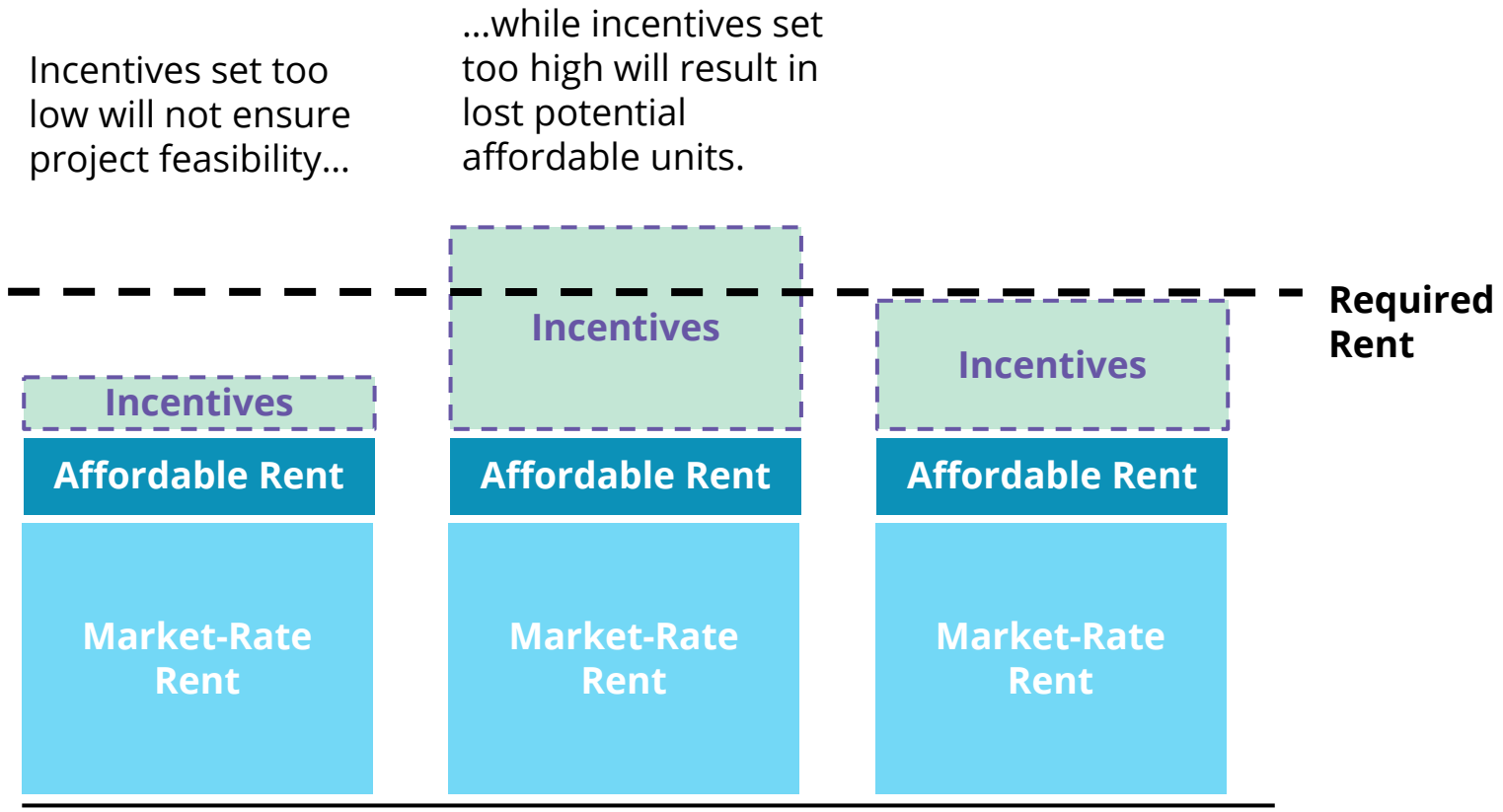
Financial Feasibility Analysis

The feasibility gap created by inclusionary zoning will need to be filled with **land use and subsidy incentives** to ensure projects remain feasible.



Financial Feasibility Analysis

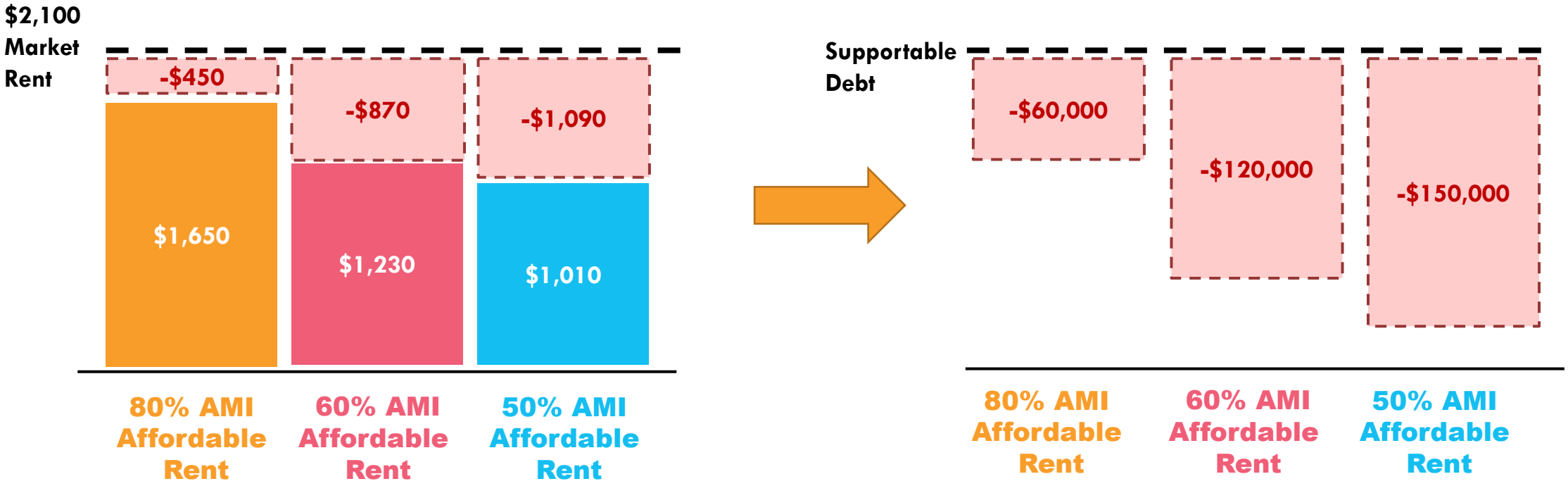
Inclusionary zoning incentives need to be properly calibrated to market conditions to ensure a **balance between use of public resources and development feasibility.**



Targeting Deeper Affordability Costs More

CVILLE PLANS TOGETHER

As additional affordable units are included in a project, the project income is reduced. As the project income is reduced, the project can support less debt to cover necessary development costs. Because operating costs for the project remain the same, increasing affordability (through rent reductions) has negative impact on supportable debt.



Sources: CBRE, CoStar, Zillow, HUD Rent and AMI Limits (2021)

Inclusionary Zoning Incentives for Higher Intensity Residential Areas

The team reviewed five categories of possible incentives that the City could use to increase housing affordability, and is recommending two types of incentives.

Development Intensity

Incentives which increase the number of housing units allowed

Design and Development Standards

Incentives that change development requirements, such as parking and building standards

Approval Processes

Incentives that expedite development review or allow by-right development

Tax and Fee Abatement/ Redirection

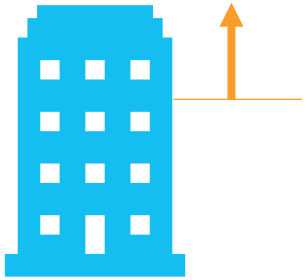
Incentives that change the fees which are levied by the City

Negotiated Infrastructure Improvements

Incentives that change capital improvement/ horizontal development costs

Recommended Zoning Incentives

The team incorporated density bonuses and reductions to parking minimums in the financial feasibility analysis.



Increased Building Heights

- For multifamily products, the team increased the building heights allowed, but capped the increase based on construction feasibility for wood-frame products at 5 stories
- For mid-rise apartments, this increase resulted in a 25% increase in units (4 to 5 story building)
- For low-rise apartments, this increase resulted in a 33% increase in units (3 to 4 story building)

Decrease Lot Sizes

- For townhome products, the team decreased townhome lot sizes by 20% to allow for additional units
- This resulted in a decrease in lot size per townhome from 0.1 acres/unit to 0.08 acres/unit (4,400 sf/lot to 3,500 sf/lot)

Reduced Parking Minimum

- For multifamily products, HR&A decreased the required parking ratios for each product type by 10% - 50%
- HR&A also modeled a parking scenario in which parking minimums were eliminated
- This parking incentive was not applied to townhome products

Potential Results of Incentives

CVILLE PLANS TOGETHER

Reducing parking minimums **by 25%,** increasing allowable building heights **by 25%,** and decreasing lot sizes for single-family **by 20%** allows for increase in affordable units in mid-rise, low-rise and townhome developments.

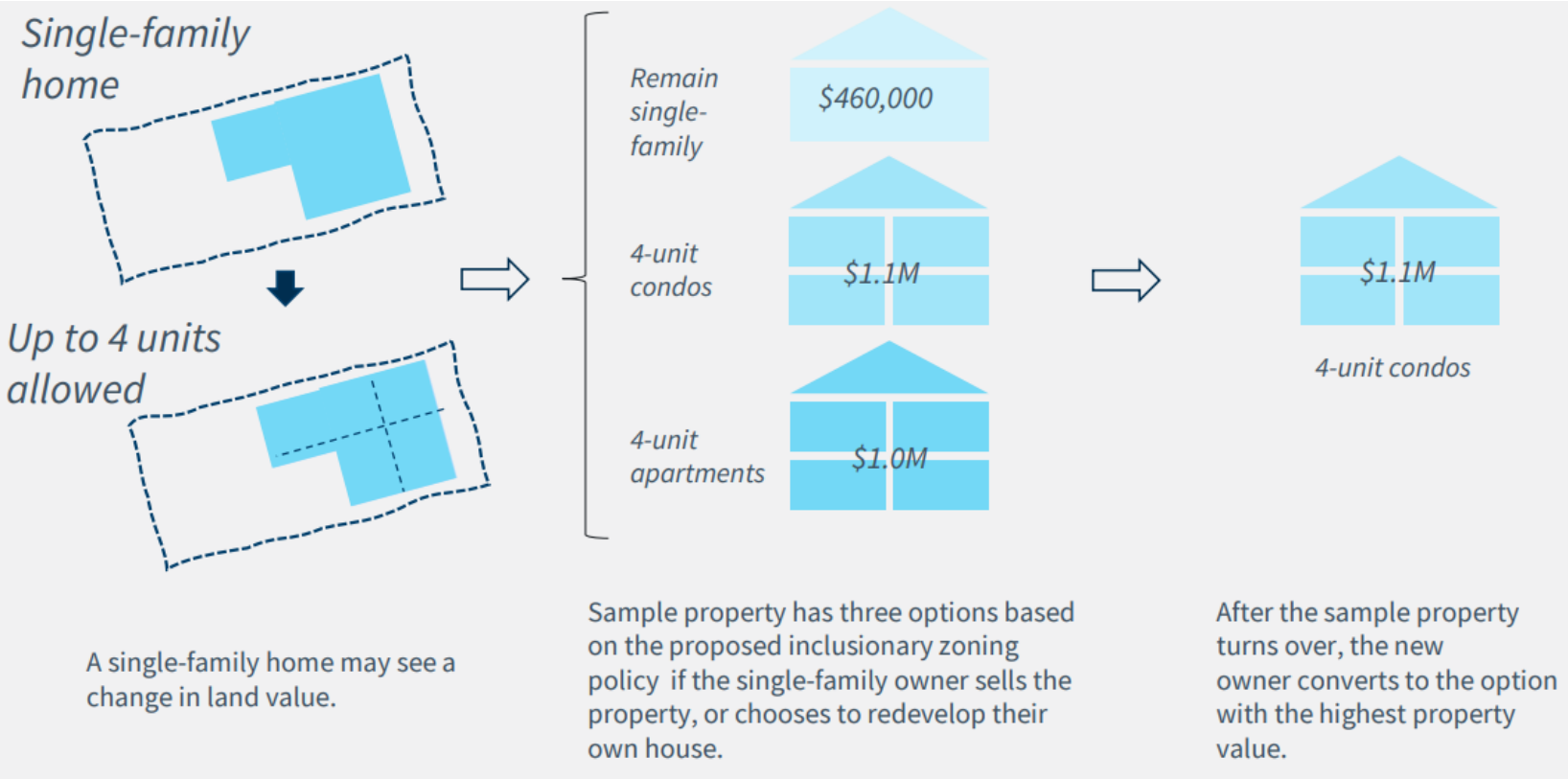
Affordability	Mid-Rise New Construction	Low-Rise New Construction	Townhome New Construction	Low-Rise Rehabilitation
10% Affordable units @60% Area Median Income	Feasible	Borderline	Feasible	Infeasible
15% Affordable units @60% Area Median Income	Infeasible	Infeasible	Infeasible	Infeasible
8% Affordable units @50% Area Median Income	Borderline	Infeasible	Borderline	Infeasible
10% Affordable units @50% Area Median Income	Borderline	Infeasible	Borderline	Infeasible
8% Affordable units @30% Area Median Income	Infeasible	Infeasible	Borderline	Infeasible

General Residential and Medium Intensity Areas

CVILLE PLANS TOGETHER

- The analysis provides an understanding of how quickly change is expected to occur based on various market factors and the number of new residential units that are likely to be produced with proposed zoning changes.

EXAMPLE


Single-family home
Up to 4 units allowed
A single-family home may see a change in land value.
Remain single-family
$460,000
4-unit condos
$1.1M
4-unit apartments
$1.0M
Sample property has three options based on the proposed inclusionary zoning policy if the single-family owner sells the property, or chooses to redevelop their own house.
$1.1M
4-unit condos
After the sample property turns over, the new owner converts to the option with the highest property value.

Addressing and reducing the potential displacement of vulnerable residents, especially in sensitive community areas, is critical to our team's zoning ordinance rewrite. Please see page 27-29 in the Comprehensive Plan for more information.

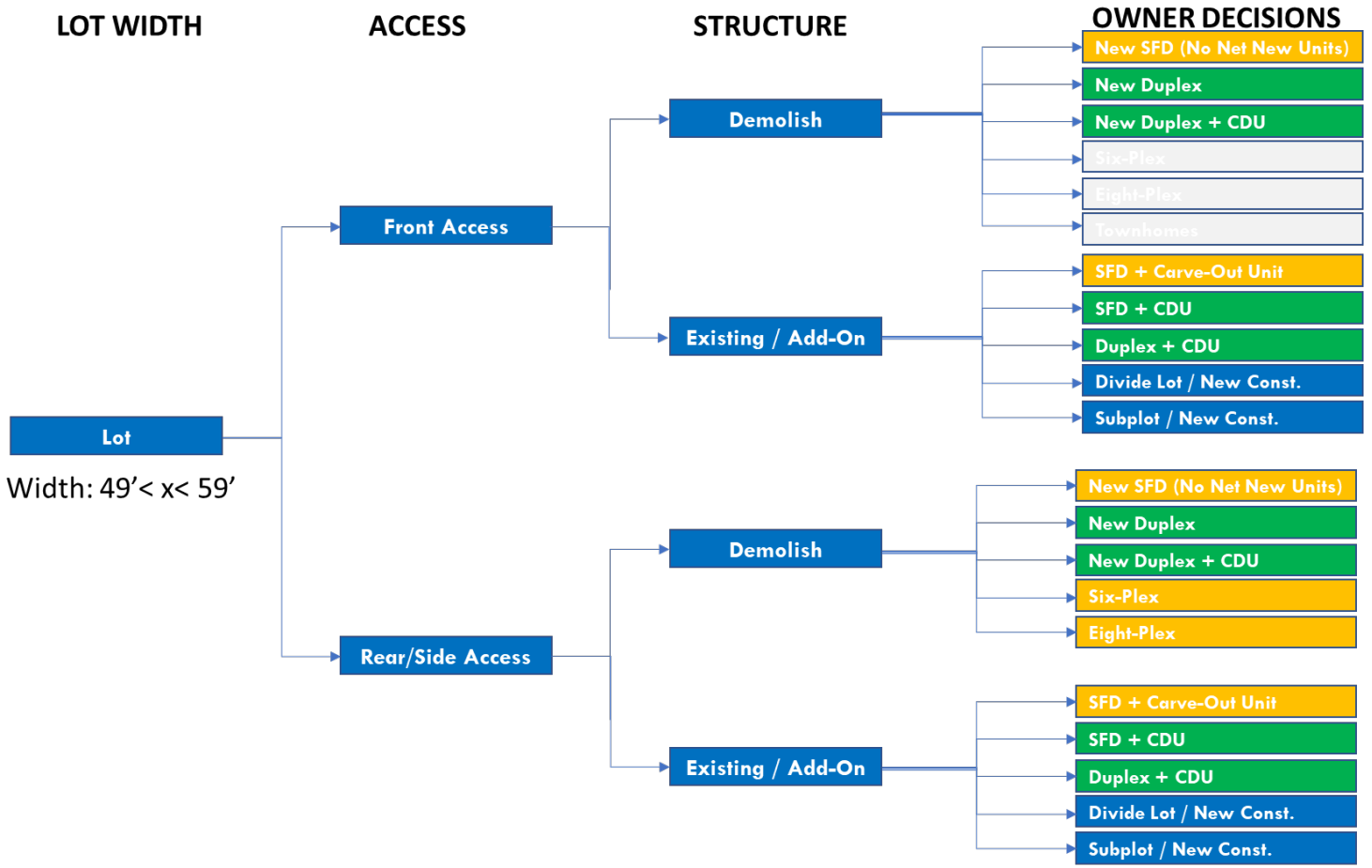
Rate of Expected Change Analysis

CVILLE PLANS TOGETHER

- For each parcel in General Residential and Medium Intensity areas, the team used decision trees to model owners' decisions in response to changes in zoning and market.

SAMPLE DECISION TREE

SFD = Single-family dwelling
CDU = Cottage dwelling unit



Rate of Expected Change Analysis

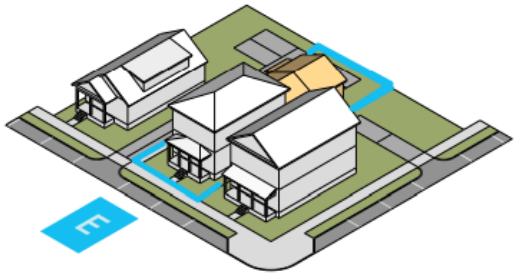
CVILLE PLANS TOGETHER

- Analysis steps include:

Review the City's Future Land Use Map (FLUM) and confirm requirements to be able to accommodate additional housing units on site.	Model parcel data, market factors, and production estimates based on owner/ developer financial risk and tolerance.	Establish market and development assumptions for prototypical new development typologies and assess the total housing capacity on each parcel.	Project the expected level of new housing production.

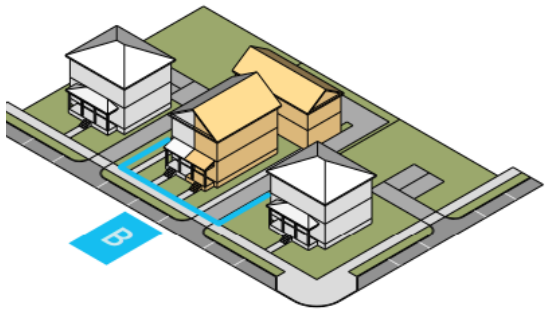
- The analysis incorporates various conversion and new construction housing typologies which could be developed on each parcel based on lot widths and alley access.

SAMPLE SITE CONVERSIONS



ATTACHED COTTAGE

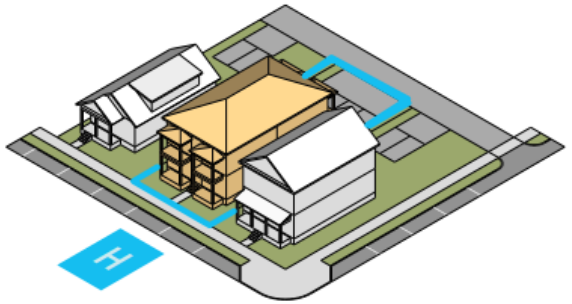
Vehicle Access: Front



DUPLEX CONVERSION + CARRIAGE HOUSE

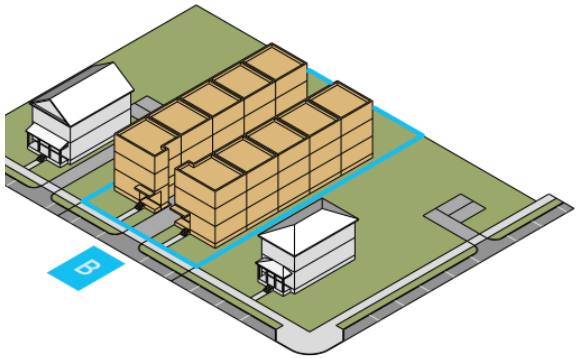
Vehicle Access: Front

SAMPLE NEW CONSTRUCTION



EIGHT-PLEX

Vehicle Access: Rear

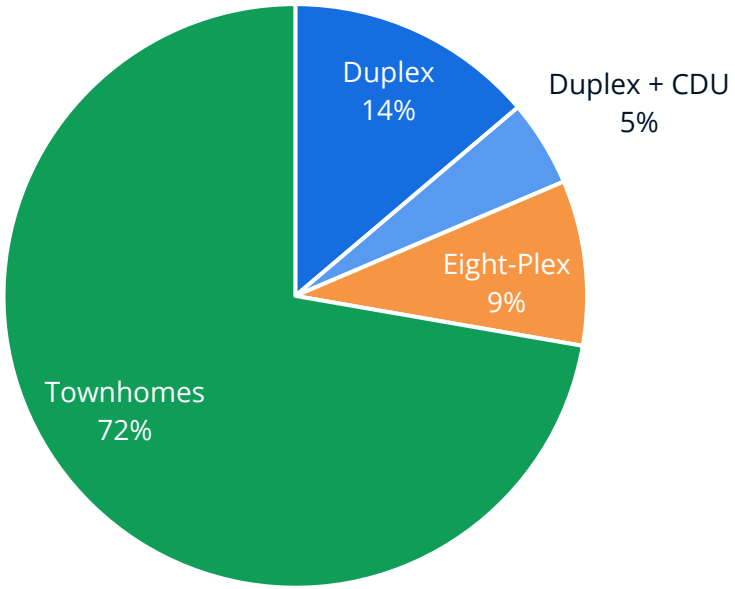


TOWNHOUSE COURT (AUTO COURT)

Vehicle Access: Front

Initial Findings

- Of the more than 10,000 parcels in the study area, less than 2% would turn over and be market viable for redevelopment. Of this subset, an even smaller portion is likely to be redeveloped.
- Given their market premium and ease of construction, townhomes are the most likely infill typology expected to be delivered to the market.



Lot Width	Expected Projects	Expected Units	Share
Duplex	26	52	14%
Duplex + Cottage Dwelling Unit (CDU)	9	27	5%
Eight-Plex	17	138	9%
Townhomes	136	402	72%

Net new units equals total new units less single-family homes redeveloped.
This yields approximately 430 net new units annually.

Affordability Findings

- The analysis we just described (for General Residential and Medium Intensity Residential areas) does not incorporate affordability incentives or requirements.
- The affordability incentives applied to Higher Intensity Residential areas (related to parking, additional density) do **not** provide sufficient financial benefit to make new affordable units financially viable in General Residential and Medium Intensity Areas.

IZ Recommendations

- **Based on identified needs and development feasibility findings, the consultant team recommends an inclusionary policy that requires affordable housing for any housing development that include more than ten units and offers incentives to any development with nine or less units that include affordable housing.**

Recommended Inclusionary Zoning Policy Components

REQUIREMENT

Affordability Level
60% of Area Median Income (AMI)

Requirement
10+ Unit: 10% of units affordable at level listed above

9 or less: Voluntary

Term
Permanent affordability, 99 Years

Quality
Affordable and market-rate units are to be of equal size and evenly distributed

GEOGRAPHY

All Residential Areas of Charlottesville

This will include General Residential, Medium, and Higher Intensity Residential zones.

INCENTIVES

Density Bonus
10+ Unit: 25% density bonus

9 or less: 2-unit bonus in General Residential and 4-unit bonus in Medium Intensity zones

Parking Reduction
Up to 50%

Examples

CVILLE PLANS TOGETHER

GENERAL RESIDENTIAL

Single-Family Detached Home

5-unit Voluntary Inclusionary Development

Density Bonus

Some sites may not be suitable to use the full bonus density but this analysis proposes that the entire bonus is "unlocked" once the affordable unit is provided.

Unit Affordable at 60% AMI

Market Rate Unit

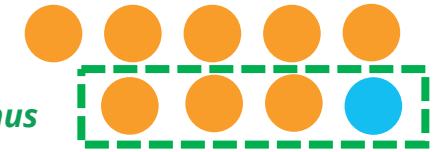
Examples

CVILLE PLANS TOGETHER

MEDIUM INTENSITY RESIDENTIAL

Burnet Commons, Charlottesville

9-unit Voluntary Inclusionary Development



Some sites may not be suitable to use the full bonus density but this analysis proposes that the entire bonus is "unlocked" once the affordable unit is provided.

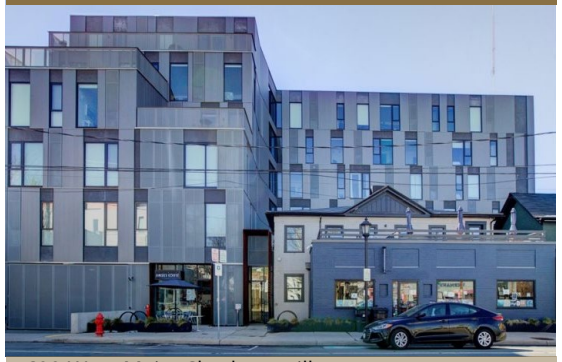
Unit Affordable at 60% AMI

Market Rate Unit

Examples

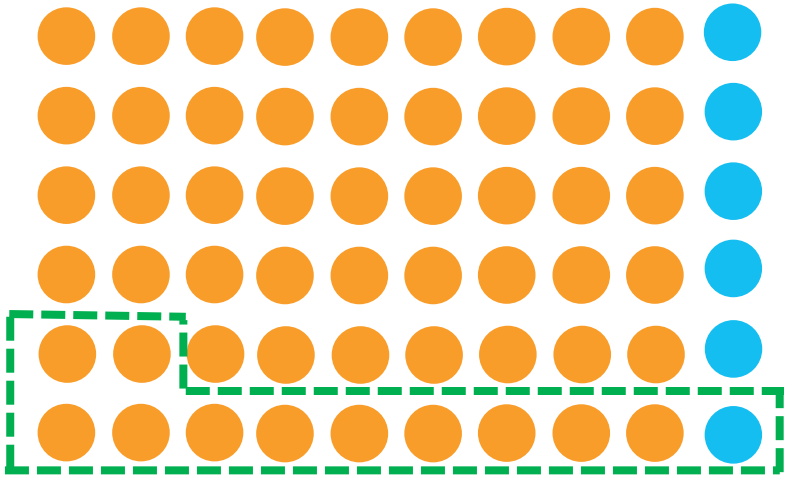
CVILLE PLANS TOGETHER

HIGHER INTENSITY RESIDENTIAL



600 West Main, Charlottesville

60-unit Required Inclusionary Development



Some sites may not be suitable to use the full bonus density but this analysis proposes that the entire bonus is "unlocked" once the affordable unit is provided.

Unit Affordable at 60% AMI

Market Rate Unit

Questions & Discussion

Community Engagement & Involvement Process

CVILLE PLANS TOGETHER

Outreach & Engagement

- In-person engagement → pop-up tables, outdoor open house
- Virtual engagement → attendance at community/organizational meetings, Steering Committee meeting
- Educational materials → Zoning 101 handout/presentation, regularly-updated FAQs
- Communications
  - Email/social media/press releases/website → regular updates
  - Printed flyers and signs → to build awareness
  - Advertisements → print and online
- Feedback shared in multiple ways → at open house, pop-ups, online feedback form, email, community meetings

Community Feedback Themes

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Note: This is not a full summary of comments; this is meant to provide an overview of some of the key things we have been hearing from community input.

- General support for working to improve affordability and housing options in the city
- Need for clarity around what it means for multifamily buildings to be “house-scaled”
- A desire to see more discussion of tree preservation, historic preservation, and stormwater management, as well as tradeoffs related to parking and other site features
- Emphasis on the zoning connection to climate change

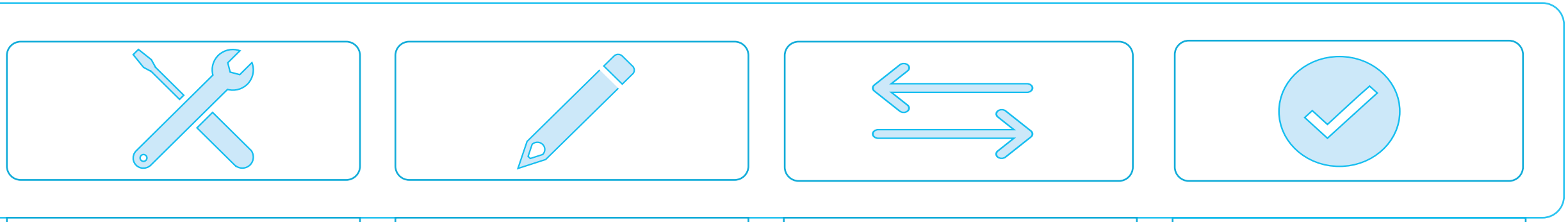
Questions & Discussion

Wrap Up / Next Steps

CVILLE PLANS TOGETHER

Timeline

CVILLE PLANS TOGETHER



Winter-Summer 2022
Overview of zoning ordinance changes that are needed, and the proposed approach to the updates

Summer-Fall 2022
Draft zoning ordinance components

Fall 2022-Winter 2023
Review and revise consolidated draft of zoning ordinance

Spring 2023
Hearings and adoption of updated zoning ordinance

Community outreach and input milestones (Approx. Summer 2022, Early 2023, Spring 2023).

Share Your Comments through Sept. 6

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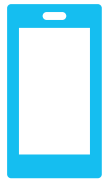

Option 1: Complete the Online Feedback Form

- surveymonkey.com/r/Cville4

Option 2: Send comments via email

- Engage@cvilleplanstogether.com (or contact the Cville Plans Together team via the website)

Option 3: Send comments via mail

- Neighborhood Development Services, City Hall, P.O. Box 911, Charlottesville, VA 22902